

**SUMTER COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** Budget Amendment A-28 (FY 09/10) 2010 Annual Traffic Count Program (Staff recommends approval).

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**REQUESTED ACTION:** Approve Budget Amendment A-28

☐ Work Session (Report Only)

**DATE OF MEETING:** 11/24/2009

☒ Regular Meeting

☐ Special Meeting

**CONTRACT:** ☒ N/A

Vendor/Entity: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Termination Date: \_\_\_\_\_

Managing Division / Dept: \_\_\_\_\_

Budget & Purchasing

**BUDGET IMPACT:** \$31,537

☒ Annual

**FUNDING SOURCE:**

103-340-541-9300 Reserve For  
Contingencies

☐ Capital

**EXPENDITURE ACCOUNT:**

103-340-51-3436 Contract Svcs - Villages  
Traffic Counts

☐ N/A

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**HISTORY/FACTS/ISSUES:**

The purpose of this budget amendment is to fund the County's share of the Villages 2010 Annual Traffic Count Program. In accordance with Resolution 2009-14 Item 7 (attached), The Villages pays the County \$15,000 annually as their portion of the traffic count costs. The total bill for 2010 is \$46,537 (attached) leaving the County's portion as \$31,537.

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**BOARD OF SUMTER COUNTY COMMISSIONERS**  
**BUDGET AMENDMENT**

Fiscal Year: 2009-2010      Amendment Number: A-27  
Date Approved: 11/24/2009

FUND: County Transportation Trust Fund

FROM		
Account Number	Description	
103-340-541-9300	Reserve for Contingencies	\$ 31,537.00

TO		
Account Number	Description	
103-340-541-3436	Contract Services - Villages Traffic Counts	\$ 31,537.00

Total Amendment Transfer: \$ 31,537.00

**Reason for Request:**

This budget amendment funds the County's portion of the 2010 Annual Traffic County Program.

Original to: BOCC Minutes  
Copies to: County Finance  
Budget Book



# WADE TRIM

November 16, 2009

Mr. Bill Stevens, Jr., PE  
Assistant Public Works Director  
Sumter County Public Works  
319 East Anderson Avenue  
Bushnell, FL 33513

Re: 2010 Annual Traffic Count Program

Dear Mr. Stevens:

Wade Trim is pleased to submit this quote to conduct the 2010 Annual Traffic Count Program for Sumter County. Based on the spreadsheet with the traffic count locations, we have identified a total of 234 locations to be included in this traffic count program. The breakdown of this is as follows:

<u>Count Type</u>	<u># of Locations</u>
48 Hour Count	75
24 Hour Count	91
24 Hour Count including Golf Carts	68
Total	234

We will collect the traffic counts and provide the deliverables based on the Scope of Work listed in the attached document. We also agree to the schedule of collecting all of the traffic counts between January 18, 2010 and February 19, 2010. All of the traffic counts will be collected on a Tuesday, Wednesday, or Thursday. Our fee to collect the traffic counts and provide the deliverables is a Lump Sum as listed below:

<u>Project Component</u>	<u>Fee</u>
Part 1	\$38,086.00
Part 2	\$8,451.00
Total	\$46,537.00

We look forward to completing this project for Sumter County.

Sincerely,

WADE TRIM, INC.

Patrick C. Johnson, PE  
Traffic Engineering Practice Manager

Lawrence I. Josephson, PE  
Transportation Section Manager

PCJ/LIJ:sog

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Enclosure

Wade Trim, Inc.  
Renaissance 5  
8745 Henderson Road, Suite 220  
Tampa, FL 33634

813.882.8366  
888.499.9624  
813.884.5990 fax  
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2009-14  
**RESOLUTION**

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF SUMTER COUNTY, FLORIDA,  
ADOPTING A FOURTH AMENDMENT TO THE SECOND  
AMENDED AND RESTATED DEVELOPMENT ORDER FOR  
THE VILLAGES OF SUMTER DEVELOPMENT OF  
REGIONAL IMPACT; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, on December 5, 2008, The Villages of Lake-Sumter, Inc. submitted a Notice of Proposed Change (NOPC) pursuant to 380.06 (19), Florida Statutes (F.S.), to the Villages of Sumter Development of Regional Impact (DRI) Amended and Restated Development Order (ADO); and

WHEREAS, the Sumter County Board of County Commissioners has conducted an advertised public hearing on January 27, 2009, and February 10, 2009, for the purpose of receiving public comment and determining whether the proposed changes constitute a substantial deviation to the approved ADO.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF SUMTER COUNTY, FLORIDA:**

**SECTION 1. FINDINGS OF FACT.**

Based on the documentation and testimony received at the public hearing, the Board hereby finds as fact as follows:

1. On February 24, 2004 the Sumter County Board of County Commissioners approved a second substantial deviation to The Villages of Sumter DRI first approved in 2000. The 2004 approval was for a cumulative development total of not more than 32,200 conventionally constructed (no manufactured housing or mobile homes) residential dwelling units on 6,190 acres; 96 acres of institutional/educational space, on which the developer may construct local government and community facilities, churches and educational facilities; 3,220,000 s.f. of Gross Floor Area (GFA) of neighborhood, community or general retail structures on 498 acres; 300,000 s.f. GFA of office space on 20 acres; 400 hotel rooms on 20 acres; attraction/recreation facilities consisting of a 40,000 s.f. convention/performing arts center on 15 acres; 16 theater screens on 10 acres; six regional recreation centers on 78 acres; clubhouses and Village recreation centers on 146 acres; urban facilities and services on 38 acres; two marinas (24 slips); 396 holes of

golf on 2,899 acres; a 300 bed hospital on 30 acres and 3,035 acres of related roads, recreation and conservation areas, wetlands, buffer area, stormwater retention and open space for a total development area of 13,075 acres, where average residential density shall not exceed 5.4 dwelling units per gross residential acre, located in Sumter County herein referred to as the "Development".

2. On September 28, 2004, the Sumter County Board of County Commissioners approved a first amendment to The Villages of Sumter Amended and Restated Development Order (ADO) that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables to add  $\pm$  441 acres total to the existing DRI which will be used to:
  - a. Add 245 acres of Residential land to the development plan, but not increase existing entitlements;
  - b. Increase Lakes/Retention land use by 65 acres;
  - c. Add 101 acres of Golf Course;
  - d. Add 38 acres to retail/service uses in mixed use areas without increasing floor area;
  - e. Add 11 acres of Regional Recreation Centers;
  - f. Add 2 acres to Clubhouse/Village Recreational Centers;
  - g. Add 2 acres to Fire Station site;
  - h. Reduce Institutional area by 19 acres and convert to Mixed Use on Map H; and
  - i. Reduce area for wastewater treatment plant by 3 acres.
3. On, June 27, 2006, the Sumter County Board of County Commissioners approved a second amendment to The Villages of Sumter ADO that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:
  - a. Add  $\pm$  89 acres total to the existing DRI which will be used to:
    - 1) Add 38 acres of Residential land to the development plan, but not increase existing entitlements;
    - 2) Add 49 acres of mixed use area on CR 466, but not increase existing entitlements;

- 3) Include a four field softball complex within the CR 466 mixed use area;
  - 4) Add two acres to golf course on south side of CR 466A;
- b. Convert 10 acres of existing DRI golf course land use to mixed use for a professional office center without increasing entitlements;
- 4. On October 10, 2006, the Sumter County Board of County Commissioners approved a third amendment to The Villages of Sumter ADO that made the following minor changes in land use locations and acreage amounts to Map H and H-1, Master Development Plan and its accompanying Land Allocation and Phasing Tables:
  - a. Add  $\pm$  89.6 acres total to the existing DRI which will be used to:
    - 1) Add 50.8 acres of Residential land to the development plan, but not increase existing entitlements;
    - 2) Add 38.8 acres of mixed use area, but not increase existing entitlements;
  - b. Change the existing Town Center Mixed Use Area that is east of Lake Deaton to Mixed Use and relocate the existing Town Center to the area South of CR 44A and West of Buena Vista Boulevard.
  - c. Relocate 300,000 s.f. of Commercial from the existing Town Center Mixed Use area to the new Town Center Mixed Use Area.
  - d. Relocate the existing Hospital Use to the area South of CR 44A and East of Buena Vista Boulevard.
  - e. Change 12.1 acres of Residential Use that is South of Lake Deaton Eagle Protection Zone to Mixed Use.
  - f. Change 9.3 acres of Residential Use North of CR 44A and West of Buena Vista Boulevard to Mixed Use.
  - g. Change 2.8 acres of Storm Water Use that is North of CR 44A & East of Buena Vista Boulevard to Hospital/Fire Station/EMS.
  - h. Change 1.7 acres of Storm Water Use that is North of CR 44A & East of Buena Vista Boulevard to Buffer.
  - i. Change 24.3 acres of Recreation that is North of 44-A and West of Buena Vista Boulevard to Residential because of an error on Map H.
  - j. Decrease the existing allocation of 3,220,000 s.f. of Retail Service (Town Center and Village Center) to 3,164,608 s.f. by converting 55,392 s.f. to Office s.f.

- k. Increase the existing allocation of 300,000 s.f. of office to 431,510 s.f. by adding 59,999 s.f. and converting 55,392 s.f. retail to 71,511 s.f. office.
  - l. Increase the existing allocation of 290,000 s.f. of Institutional Use to 515,000 s.f. by adding 225,000 s.f.
5. On November 10, 2008, the City Commission of the City of Wildwood approved a development order (DO) pursuant to the approval of the substantial deviation creating The Villages of Wildwood DRI. Under that substantial deviation portions of the Villages of Sumter were annexed and combined with property already within the City to create the Villages of Wildwood DRI consisting of approximately 391 acres. The substantial deviation also proposed the transfer of 1,288,258 square feet of retail/service floor area, 14,400 square feet of office floor area, 49,714 square feet of educational/institutional floor area, 200 hotel rooms, eight movie screens and a 300 bed hospital from the Villages of Sumter DRI to the Villages of Wildwood DRI. A provision in the Villages of Wildwood DRI DO required that entitlements equal to those in the Villages of Wildwood DRI had to be removed from the Villages of Sumter DRI prior to any vertical construction. Thus, no additional development amounts were added in the approval of the Villages of Wildwood DRI.
6. On December 5, 2008, the Developer submitted a NOPC that proposed a transfer of property and entitlements from the Villages of Sumter to the Villages of Wildwood. Specifically the NOPC: 1) removes approximately 220 acres from the Villages of Sumter, 2) reduces the entitlements in the Villages of Sumter ADO by 1,288,258 square feet of retail/service floor area, 14,400 square feet of office floor area, 49,714 square feet of educational/institutional floor area, 200 hotel rooms, eight movie screens and a 300 bed hospital, and 3) amends the Map H and H-1, the Master Development Plan, the Land Allocation and Phasing Tables and legal description to reflect the removal of property and entitlements.
7. Additionally, the latest NOPC proposes the following amendments to the Villages of Sumter ADO:
  - Establish December 31, 2019 as the Expiration Date;

- Establish the Developer's cumulative transportation mitigation for state and regionally significant roadways and eliminate all monitoring and modeling requirements and requirement to address the TIA results in the Annual Reports;
  - Establish full transportation mitigation for local roadways;
  - Recognize that the Developer has now fully mitigated for the cumulative impacts of its development on affordable housing;
  - Clarify that the requirements for annual reports cease upon reaching build out; and
  - Establish that the Developer will provide an annual payment to Sumter County of \$15,000 per year from 2010 to 2014 to support the County's annual traffic monitoring program.
8. A public hearing pursuant to Section 380.06 (19), F.S., was advertised on January 12, 2009, and a duly noticed public hearing was conducted on the NOPC by Sumter County on January 27, 2009, and February 10, 2009. All interested parties and members of the public were afforded the opportunity to participate.
  9. Based on the documentation submitted and the testimony provided, Sumter County finds that the changes do not constitute a substantial deviation.

## SECTION 2. CONCLUSIONS OF LAW.

Based on the Findings of Fact adopted above, Sumter County hereby adopts the following Conclusions of Law.

1. Sumter County is the governing body having jurisdiction over the review and approval of the NOPC, pursuant to Chapter 380, F.S., and is authorized and empowered to issue this amendment to The Villages of Sumter DRI ADO.
2. The property does not lie within an Area of Critical State Concern.
3. The proposed development is consistent with the applicable local comprehensive plan as amended and is consistent with the applicable local land development regulations.
4. The proposed development is consistent with the Withlacoochee Strategic Regional Policy Plan.
5. The provisions of this amendment to the ADO shall not be construed as a waiver of or exception to any local, state or federal law or regulation.